

RESIDENTIAL DEVELOPMENT GUIDELINES CHECKLIST

Residential Development Guidelines were adopted by City Council on February 17, 1998. Those Guidelines apply to all single residence developments in Mesa of more than five (5) acres with a density of between 1 unit per acre and 12 units per acre. The Guidelines state that, "Individual projects will be reviewed by staff during the normal rezoning review process and a recommendation and/or conditions of approval will be provided to the Planning and Zoning Board with final consideration/approval by the City Council." Also, within the Guidelines is the requirement that "applicants should explain in detail why certain of these Guidelines should not apply to the applicant's proposed project."

Comply	Does Not Comply	Guidelines: Lot Size & Density	Applicants Justification
		LDR: No Target range	
		Possible deviation from Public Works requirements re: retention, street/curb design,...	
		MLDR: Target range = 1 - 1.2 du/ac	
		May exceed range if citrus or desert character, unique concept, difficult to develop parcel,...	
		Minimum size lot = 18,000 s.f	
		< 18,000 s.f. lot if clustered to preserve open space, exceptional design, unique characteristics,....	
		MDR: Target range = 3.5 du/ac	
		Lots less than 7,000 s.f. = 25% of total lots in DMP or PAD	
		Average lot size in a DMP not less than 7,500 s.f.	
		Average lot size in a PAD may be less than 7,500 s.f. if unusual condition or infill site	
		Range of lot sizes in a DMP has a 1,000 s.f. variation of minimum and average lot sizes	
		Cluster, courtyard or cul-de-sac project = 4 - 9 du/ac	
		MHDR: Target range = 7 - 10 du/ac	
		Range may vary if citrus or desert character, unique concept, difficult to develop parcel,...	
		Minimum size lot is per City Code for applicable zoning district	

Comply	Does Not Comply	Guidelines: Subdivision Design - Yard Setbacks	Applicants Justification
		Collector / Arterial Corner Lots: 15% wider than standard lot width for proposed zoning district	
		Local / Collector Corner Lots: 10% wider than standard lot width for proposed zoning district	
		Local / Local Corner Lots: 10% wider than standard lot width for proposed zoning district	
		Local / Local Corner Lots: garage on side street	
		10' min Side Yard where the front entry is on the side of the home	
		Adjacent Similar Setbacks (5' setback adjacent to 5' setback if 5'/10' standard throughout plat)	
		Homes should not back up to arterial street intersections (unless open space, deeper yards, ...)	
		Two story homes should not back up to arterials or intense non-residence uses	
		Two story homes backing up to collectors should be limited to no more than 40% of lots	

Comply	Does Not Comply	Guidelines: Subdivision Design - Open Space	Applicants Justification
		Integrate open space & recreation areas into design rather than an engineering solution	
		Visibility from adjacent streets	
		View Corridors	
		Non vehicular connections	
		Non-stormwater open space areas	
		Compatibility with adjacent development	
		Conveniently locate recreational amenities	
		Type and scale of amenity reflect usage	
		Shading	
		Retention areas also provide recreational opportunities	
		Connections for pedestrians and cyclists between larger open spaces (schools, basins, parks,...)	
		Safe and visible, not adjacent to arterial streets	
		Provide non-roadway access to adjacent non-residential land uses	

Comply	Does Not Comply	Guidelines: Subdivision Design - Street Design	Applicants Justification
		Homes shall not front onto arterial street	
		Homes should not front onto collector streets	
		Emphasis short loops, cull-de-sacs, gently curving local and collector streets	
		Avoid linear through streets connecting adjacent arterial streets	

Comply	Does Not Comply	Guidelines: Neighborhood Design - Connections	Applicants Justification
		Public street connections between adjacent residential developments	
		Pedestrian / cyclist connections via sidewalks, trails, greenbelts between neighboring subdivisions	
		Sidewalks (not adjacent to arterials) between subdivisions and neighborhood services, Safe, away from loading/service areas, wide enough for bikes and pedestrians	

Comply	Does Not Comply	Guidelines: Neighborhood Design - Neighborhood Features	Applicants Justification
		Subdivision entries designed as entry statement, reflecting the neighborhood character	
		Perimeter and collector street walls detailed to enhance the image of quality and identity	
		View Type fences utilized adjacent to open space, retention and recreation areas	
		Walls along arterial and collector streets should not extend over 250' without vertical and horizontal variation	
		In PADs, provide 20' total of landscape area (including r.o.w. landscape) adjacent to arterials	

Comply	Does Not Comply	Guidelines: Neighborhood Design - Planning Considerations	Applicants Justification
		Homeowners Association	
		HOA's required to own and maintain private facilities within a PAD	
		Developments > 80 acres planned with an appropriate mixture of home designs, densities, product and non residential land uses.	
		Conveniently located group mail box areas integrally designed into the neighborhood	
		Gated subdivisions should demonstrate exceptional design, amenities and landscape features	

Comply	Does Not Comply	Guidelines: Architectural Design - Corner Lots	Applicants Justification
		Two story homes facing a side street to have window detailing and appropriate window placement	
		Blank walls should not face the adjacent street without adequate buffering	
		Two story homes on corner lots to incorporate elevations and roof massing that step-up, or transition from the street frontage	

Comply	Does Not Comply	Guidelines: Architectural Design - Building Orientation	Applicants Justification
		The front elevation to provide variation in massing by one or more of the following:	
		2' staggering of required front yard setback	
		living area closer to the street than the garage	
		side entries or recessed entries with private courtyards	
		recess or off set front face of the third garage	
		awareness of desert climate	
		design sensitive to privacy of adjacent homeowners	

Comply	Does Not Comply	Guidelines: Architectural Design - Building (Home) Elevations	Applicants Justification
		Detailing focused on the front elevation and near the entrance	
		Detailing to transition around the corners to continue on the other elevations	
		Incorporate appropriate quality materials and detailing on all elevations and structure surfaces	
		Development of a quality residential subdivision within a coordinated design theme	
		Appropriate palette and variety of exterior materials and colors	
		Variety of roofing materials	
		No two identical elevations permitted on adjacent lots or on lots across a street	
		No more than two identical elevations with different exterior colors permitted within five consecutive lots on the same side of the street	
		Garage door types and colors should be varied. Side entry garages are encouraged	
		Variety of roof configurations offered with various elevations	
		Ground mount all heating, air conditioning units	